

## Waste Referral Response

<b>Application Number:</b>	DA2022/0640
<b>Date:</b>	08/07/2022
<b>To:</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot B DP 321706 , 70 The Corso MANLY NSW 2095

### Reasons for referral

This application seeks consent for the following:

- new residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- mixed use developments containing three or more residential dwellings. or
- new subdivisions of three or more lots. (Private road and public road subdivisions) or

And as such, Councils Waste Management Officers are required to consider the likely impacts on drainage regimes.

### Officer comments

Waste Management Assessment - Proposed Building Management Plan (dated 6/7/22)

Recommendation - Acceptable, subject to conditions.

The proposed Building Management Plan for waste addresses Councils' Waste Services Dept concerns.

Ray Creer

Waste Services Officer

Waste Management Assessment

Recommendation - Unacceptable.

There is only one waste room shown on the proposal. This waste room is contained entirely with retail unit 2.

The waste room is underneath the stairs leading to the upper story of the building.

The ceiling clearance of the waste room must be a minimum of 2.1 metres.

The applicant will need to demonstrate that this ceiling can be achieved for the waste room.

Additionally, the following issues will need to be addressed:

- There is no waste storage room within retail unit 1.
- There is no waste storage room for office units 1,2 & 3.

Retail unit 1 has no access to the waste room in retail unit 2 and the three office units would only have access when retail unit 2 is occupied and during business hours. Any arrangement that involves all 5 units using the one proposed waste room is unacceptable.

A retail waste storage room/s must be provided that is accessible to all units with in the building without having to enter another unit.

The owners corporation / building occupants are not to place the commercial bins in the public area outside the building for collection.

The plan of management for the building will need to include that the commercial bins are serviced from within the building and detail how that will be achieved.

Ray Creer

Waste Services Officer

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Waste Conditions:**

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

**Waste and Recycling Requirements**

Details demonstrating compliance with Northern Beaches Waste Management Guidelines, are to be submitted to and approved by the Certifying Authority prior to the issue of any Construction Certificate.

Note: If the proposal, when compliant with the Northern Beaches Waste Management Guidelines, causes inconsistencies with other parts of the approval i.e. architectural or landscaped plans, a modification(s) to the development may be required.

Reason: To ensure adequate and appropriate waste and recycling facilities are provided.

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Waste/Recycling Requirements (Waste Plan Submitted)**

During demolition and/or construction the proposal/works shall be generally consistent with the submitted Waste Management Plan titled dated [INSERT].

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided.

**Waste/Recycling Requirements (Materials)**

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

**Management of Waste within the Building**

The Building Management Plan must include the following clauses:

1. The landowner is to provide cleaning services to all tenancies leased within the property, being No.70, The Corso.
2. The cleaning contractor, engaged by the landowner, is to bring any waste from the upper floors,

being small office spaces, to the main waste room located in the ground floor rear tenancy on a daily basis or as required.

3. The cleaning contractor will ensure the storage bins from the ground floor rear tenancy will be available for pickup on the designated days.

4. The landowner is to engage the services of a private waste collection contractor to remove all waste and recycling from the property.

Reason: To ensure appropriate handling and storage of waste within the building.

### **Garbage and Recycling Facilities**

All internal walls of the waste rooms shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Waste room floors shall be graded and drained to an approved Sydney Water drainage system.

Waste rooms shall be clear of any other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting or equipment.

Reason: To prevent pollution of the environment, provide a safe workplace for contractors and residents and to protect the amenity of the area.

### **Waste and Recycling Facilities Certificate of Compliance**

The proposal shall be constructed in accordance with the Northern Beaches Waste Management Guidelines.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

### **Waste/Recycling Compliance Documentation**

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste is minimised and recycled.